



**ZARIN &
STEINMETZ**

January 4, 2019

By Hand Delivery

Chairman Thomas Heaslip and Members of the
Town/Village of Harrison Planning Board
Town Hall
1 Heineman Place
Harrison, NY 10528

Re: Webb Avenue Residential Development

Dear Chairman Heaslip and Members of the Planning Board:

Our firm represents RPW Group of NY, LLC ("Applicant"), the owner and operator of the abutting Office complex at 800 Westchester Avenue, and the owner and Applicant for the development at the abutting subject property along Webb Avenue, in the Town/Village of Harrison ("Site"). The Applicant is proposing to develop 150 rental units within an approximately 150,000 sf, 5-story building on the Site, together with a subsurface garage and exterior parking, outdoor amenities, and other improvements ("Project"). The Site, which contains approximately 9.5 acres, is located within the SB-o "Special Business District." Multi-family residential uses are permitted in this District by a Special Exception Use.

The Applicant is pleased to submit the following materials in support of the Project, and respectfully requests placement on the Planning Board's January 22, 2019 meeting agenda for an initial presentation and discussion:

- Site Plan Application
- Site Plan Submission Checklist
- Special Exception Use Application
- Special Exception Use Submission Checklist
- Wetland Permit Application

Matthew J. Acocella
Katelyn E. Ciolino •
David J. Cooper
Jody T. Cross •
Marsha Rubin Goldstein
Helen Collier Mauch •
Zachary R. Mintz •
Erik P. Pramschufer •
Daniel M. Richmond
Kate Roberts
Brad K. Schwartz
Lisa F. Smith •
David S. Steinmetz •
Edward P. Teyber •
Michael D. Zarin

• Also admitted in DC
• Also admitted in CT
• Also admitted in NJ
• Also admitted in MD

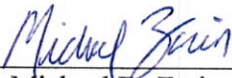
- Wetland Permit Submission Checklist
- Expanded Environmental Assessment

Please note that we are making this formal Site Plan Application, containing most of the requisite materials indicated on the referenced Checklists, in lieu of the pre-submission procedure under Village Code Section 235-71D. The Applicant's goal for the January 22nd meeting is to receive meaningful feedback from the Board based on these materials. We refer the Planning Board, in particular, to the Expanded Environmental Assessment ("EEA") and Site Plan, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC. The EEA covers most of the potential environmental impacts associated with the Project, including evaluating critical technical items such as land use and planning, traffic, school children generation, stormwater, and wetlands/floodplain. The Applicant's Development Team would refine and finalize these materials, as well as prepare any other required information, pursuant to the Board's comments.

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: 
Michael D. Zarin
Kate Roberts

Encls.

cc: Patrick Cleary, AICP, CEP, PP, LEED AP
Mr. Robert P. Weisz and Mr. Andrew Weisz
JMC



TOWN OF HARRISON SITE PLAN APPLICATION



SITE IDENTIFICATION INFORMATION

Application Name: Webb Avenue Residential Development		Application #	Date Submitted:
Site Address: No. Street: Webb Avenue Hamlet:			
Property Location: (Identify landmarks, distance from intersections, etc.) Intersection of Westchester Avenue and Webb Avenue			
Town of Harrison Tax Map Designation: 0603.-1 Section Block Lot(s)		Zoning Designation of Site: SB-0	

APPLICANT/OWNER INFORMATION

Property Owner: RPW Group		Phone #: (914) 285-1700 Fax#:	Email: rweiss@rpwgroup.com
Owners Address: No. Street: P.O. Box 349 Town: White Plains State: NY Zip: 10605			
Applicant (If different than owner):		Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:			
Individual/ Firm Responsible for Preparing Site Plan: Diego Villareale, PE, JMC		Phone #: (914) 273-5225 Fax#: (914) 273-2102	Email: dvillareale@jmcpllc.com
Address: No. 120 Street: Bedford Road Town: Armonk State: NY Zip: 10504			
Other Representatives:		Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:			

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:
Construction of 150 rental apartment units within a $\pm 150,000$ square foot building, with 5 levels of residential use and a subsurface garage, situated on a ± 9.54 acre parcel of land. Exterior parking is also proposed, for a total of 188 spaces. Proposed are 88 1-bedroom apartments, 57 2-bedroom and 5 3-bedroom apartments. Amenities include an outdoor pool and outdoor terrace.
The site is within the SB-O "Special Business District," where multifamily residential is permitted subject to special exception use approval.

PROJECT INFORMATION

Lot size: Acres: ± 9.54 Square Feet: $\pm 415,503$		Square footage of all existing structures (by floor): 0	
# of existing parking spaces: 0		# of proposed parking spaces: 188	
# of existing dwelling units: 0		# of proposed dwelling units: 150	
What is the predominant soil type(s) on the site? CrC, Ff		What is the approximate depth to water table? 6.5 + feet	
Site slope categories:		15-25% 5.2 %	25-35% 1.3 %
Estimated quantity of excavation:		Cut (C.Y.) TBD	Fill (C.Y.) TBD
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Is the site located within 500' of:			
▪ The boundary of an adjoining city, town or village		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ The boundary of a state or county park, recreation area or road right-of-way		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)
Yes: ☐ No: ☒

Is the site located in a designated floodplain?
Yes: ☒ No: ☐

Is the project funded, partially or in total, by grants or loans from a public source?
Yes: ☐ No: ☒

Will municipal or private solid waste disposal be utilized?
Public: ☐ Private: ☐ TBD

Is the site burdened by any existing easements, covenants or restrictions? Yes: ☒ No: ☐
If so, attach a copy Drainage Easements

What is the estimated time of construction for the project?
18-24 months

Is the site served by the following public utility infrastructure: (Available)

- Sanitary Sewer Yes: ☒ No: ☐
- Water Supply Yes: ☒ No: ☐
- Storm Sewer Yes: ☒ No: ☐
- Electric Service Yes: ☒ No: ☐
- Gas Service Yes: ☒ No: ☐
- Telephone/Cable Lines Yes: ☒ No: ☐

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	5 acres	9.54 acres	9.54 acres
Lot Coverage	45%	2%	27%
Lot Width	300 feet	1,425 feet	1,425 feet
Front Yard	25/50 feet	0 feet	39.9 feet
Side Yard (Adjoining a Residence District)	100 feet	0 feet	N/A
Side Yard (Adjoining a Business District)	40 feet	0 feet	406 feet
Rear Yard	45 feet	0 feet	67 feet
Habitable Floor Area	475 s.f.	0 s.f.	TBD
Buffer Strip (Front Yard-Residence District)	N/A	N/A	N/A
Buffer Strip (Front Yard-Business District)	25 feet	0 feet	See Plans
Buffer Strip (Side/Rear-Residence District)	N/A	N/A	N/A
Buffer Strip (Side/Rear-Business District)	40 feet	0 feet	40 feet
Height	6 stories/55 feet	0 feet	6 stories/53 feet
Floor Area Ratio	N/A	N/A	N/A
Usable Open Space	2,500 s.f.	0 s.f.	>2,500 s.f.

PROPOSED BUILDING MATERIALS

Foundation	TBD
Structural System	TBD
Roof	TBD
Exterior Walls	TBD

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Diego Villareale - JMC on behalf of Applicant
Applicants Name

[Signature]
Applicants Signature

Sworn before me this 2nd day of January 2019

[Signature]
Notary Public

KIMBERLY ROMANINO

NOTARY PUBLIC-STATE OF NEW YORK

No. 01RO6134291

Qualified in Putnam County

My Commission Expires September 26, 2021